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IDENTIF. REFERENCE

FEB 16 10 15 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 5852 PAGE 259

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$54,000.00 X Charles E. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 1982

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Davis (NAME)	SAME (NAME)	MAP 84-14
116 Dellrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 144
Nashville, TN 37214 (CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	3DZ-42420

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT JAMES CRESWELL, EXECUTOR OF THE CLARENCE CRESWELL, JR. ESTATE AND ROBERT JAMES CRESWELL, INDIVIDUALLY AND WIFE, LOIS MARIE CRESWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. DAVIS and wife, IDA MAE DAVIS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 7 on the plan of Donelson Meadows, Section 2, as of record in Book 2133, page 100 and 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 69.22 feet on the southwesterly side of Dellrose Avenue and extends back 318.6 feet on the southerly line and 338.5 feet on the northerly line to a dead line measuring 78.7 feet thereon.

BEING the same property conveyed to Clarence Creswell, Jr. and wife, Mary Louise Creswell by deed from Hubert M. Wooden and wife, Louise Wooden of record in Book 2436, page 327, Register's Office for said County. The said Mary Louise Creswell having predeceased her husband Clarence Creswell, Jr. Clarence Creswell, Jr. died testate December 15, 1981, survived by his son Robert James Creswell the only heir. For appointment of Robert James Creswell executor of the Estate of Clarence Creswell, Jr., see Rule No. 71125 (Minute Book 275, Page 408) in the Probate Court of Davidson County, Tennessee.

Property is subject to Restrictive Covenants of record in Book 2286, page 361 and an easement for maintaining pipe lines of record in Book 1129, page 39, both of record in Register's Office for said County.

Property is subject to a 30-foot setback line from Dellrose Avenue and a 15 foot public utility easement across the southwesterly line of said lot, both as set out per Plan of record in Book 2133, page 100 and 101, Register's Office for said County.

The said Lois Marie Creswell joins in this conveyance to convey any rights she may have in said property.

FILE BOX 3

This is (unimproved) (XX improved) property, known as 116 Dellrose Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of February, 19 82

Robert James Creswell, Executor of ~~the Clarence Creswell, Jr. Estate:~~ X Robert James Creswell, Executor

Robert James Creswell, individually: X Robert James Creswell

X Lois Marie Creswell

Lois Marie Creswell

BOOK 5825 PAGE 320

STATE OF TENNESSEE
Davidson County

BOOK 5852 PAGE 260

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert James Creswell, Executor of the Clarence Creswell, Jr. Estate and Robert James Creswell individually and wife, Lois Marie Creswell

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of February 19 82

Commission expires 1-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / themselves) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____.

My commission expires _____

Notary Public

FILE BOX 3

WARRANTY DEED

FROM

ROBERT JAMES CRESWELL, EXECUTOR

TO

CHARLES E. DAVIS, JR. and wife,

IDA MAE DAVIS

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5852 PAGE 261

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			54000.00-	CO
			140.40	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	146.90-
2760A02/16/62			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 79849 I

IDENTIF. REFERENCE

FEB 16 10 15 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 867287